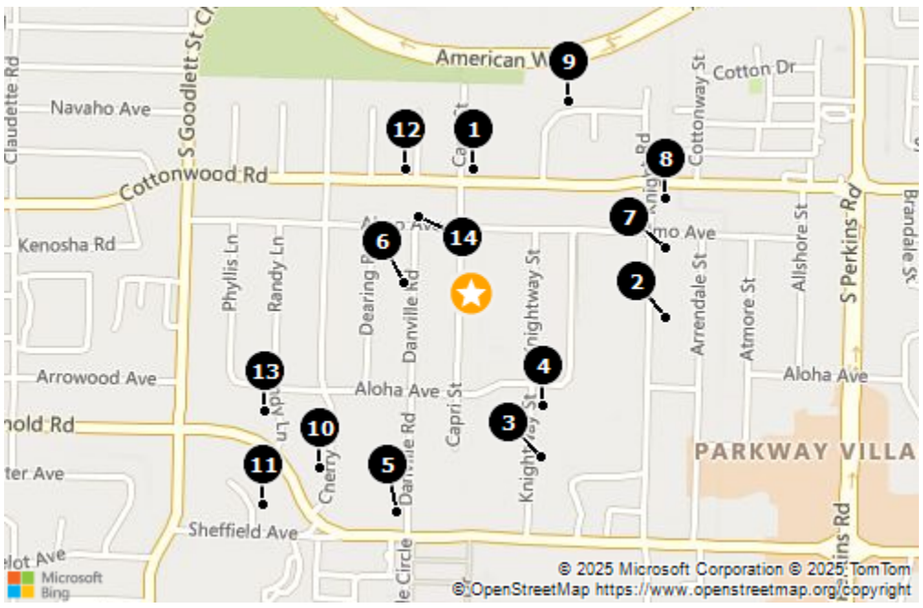
ICE SiteX Report

OrderID: 95137026

SiteX Property Information Report



Subject Property Location

2988 CAPRI RD, MEMPHIS, TN 38118-3146

County:	**SHELBY TN**	Census Tract:	471570106.103005
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	073-063- - -00073	Thomas Bros Pg-Grid:	

Valuation

Value:	**$117,000**	FSD:	29
Value Range:	$83,070 - $150,930	Confidence Score:	71

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,125	Market Land Value:	$16,500	Tax Year:	2024
Assd Improvement:	$22,375	Market Improvment Value:	$89,500	Total Taxable Value:	$1,745
Total Assessed Value:	$26,500	Total Assessor Market Value:	$106,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 37 District: O Subdivision: WINCHESTER HEIGHTS 3RD ADDN
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	8,059 SF	Bedrooms:	3	Pool:	
Building Area:	1196 SF	Baths:	1	Fireplace:	2
Year Built:	1964	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	4	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/24/2025	Sales Price:	$117,727
Document #:	25052114 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/11/2023	Loan Amount:	N/A
Document #:	23066836 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 37 Subdivision: THIRD ADDITION TO WINCHESTER HEIGHTS SUBDIVISION

Prior Transfer

Recording Date:	07/01/2021	Sales Price:	$119,000
Document #:	21079092 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2021		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 37 Subdivision: THIRD ADDITION TO WINCHESTR HEIGHTS SUBDIVISION Map Ref: MB23 PG57

Prior Transfer

Recording Date:	06/15/2021	Sales Price:	$119,900
Document #:	21079092 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 37 District: O Subdivision: WINCHESTER HEIGHTS 3RD ADDN
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	07/06/2020	Sales Price:	$38,000
Document #:	20068763 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 37 Subdivision: THIRD ADDITION TO WINCHESTER HEIGHTS SUBDIVISION Map Ref: MB 23 PG 57

Prior Transfer

Recording Date:	06/26/2020	Sales Price:	$38,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,003,401	Median # of Bedrooms	3
Median Lot Size	8,625 SF	Median # of Baths	1
Median Living Area	1,208 SF	Median Year Built	1959
Price Range - 2 Yrs	$41,000 to $240,000	Age Range	60 years to 67 years
Median Value	$154,650	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**2902 CAPRI RD** **MEMPHIS, TN 38118-2303**	07/28/2025	$240,000	$104	2289	7/3/2	1965	15,290 SF	
		APN: 073-022- - -00045 Document #: 25062345 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 119 Section: B Subdivision: COTTONWOOD PARK SUBDIVISION MapRef: MB 28 PG 59 Abbreviated Description: Lot:119 Section:B Subdivision:COTTONWOOD PARK SUBDIVISION Map Ref:MB 28 PG 59								
2	.26Mi.	**3006 KNIGHT RD** **MEMPHIS, TN 38118-3152**	07/16/2025	$170,000	$134	1260	6/3/2	1959	10,498 SF	
		APN: 073-068- - -00021 Document #: 25059328 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 88 Section: A-2 Subdivision: PARKWAY VILLAGE SUBDIVISION MapRef: MB 22 PG 40 Abbreviated Description: Lot:88 Section:A-2 Subdivision:PARKWAY VILLAGE SUBDIVISION Map Ref:MB 22 PG 40								
3	.24Mi.	**3102 KNIGHTWAY RD** **MEMPHIS, TN 38118-3125**	07/11/2025	$154,300	$144	1069	5/2/1	1959	7,971 SF	
		APN: 073-066- - -00026 Document #: 25057774 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Section: A Subdivision: KNIGHT KNOLL SUBDIVISION MapRef: MB 22 PG 54 Abbreviated Description: Lot:56 Section:A Subdivision:KNIGHT KNOLL SUBDIVISION Map Ref:MB 22 PG 54City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
4	.18Mi.	**3068 KNIGHTWAY RD** **MEMPHIS, TN 38118-3125**	07/03/2025	$119,900	$116	1025	6/3/1	1959	7,971 SF	
		APN: 073-066- - -00032 Document #: 25056107 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Section: A Subdivision: KNIGHT KNOLL SUBDIVISION MapRef: MB 22 PG 54 Abbreviated Description: Lot:50 Section:A Subdivision:KNIGHT KNOLL SUBDIVISION Map Ref:MB 22 PG 54City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
5	.31Mi.	**3141 DANVILLE RD** **MEMPHIS, TN 38118-3112**	06/05/2025	$60,000	$52	1144	5/3/1	1962	8,059 SF	
		APN: 073-058- - -00018 Document #: 25045019 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 107 Subdivision: WINCHESTER HEIGHTS SUBDIVISION MapRef: MB 23 PG 57 Abbreviated Description: Lot:107 Subdivision:WINCHESTER HEIGHTS SUBDIVISION Map Ref:MB 23 PG 57City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
6	.09Mi.	**2981 DANVILLE RD** **MEMPHIS, TN 38118-3111**	05/22/2025	$162,000	$144	1125	6/3/1	1963	8,059 SF	
		APN: 073-061- - -00007 Document #: 25041030 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 83 Subdivision: THIRD ADDITION WINCHESTER HEIGHTS SUBDIVISION MapRef: MB 23 PG 57 Abbreviated Description: Lot:83 Subdivision:THIRD ADDITION WINCHESTER HEIGHTS SUBDIVISION Map Ref:MB 23 PG 57								
7	.27Mi.	**2958 KNIGHT RD** **MEMPHIS, TN 38118-3152**	05/12/2025	$187,000	$87	2130	7/4/2	1959	14,723 SF	
		APN: 073-068- - -00001 Document #: 25037254 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 81 Section: A-2 Subdivision: PARKWAY VILLAGE SUBDIVISION MapRef: MB 22 PG 40 Abbreviated Description: Lot:81 Section:A-2 Subdivision:PARKWAY VILLAGE SUBDIVISION Map Ref:MB 22 PG 40City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
8	.29Mi.	**2922 KNIGHT RD** **MEMPHIS, TN 38118-3120**	04/21/2025	$120,000	$80	1489	9/3/2	1959	16,901 SF	
		APN: 073-067- - -00001 Document #: 25030571 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Section: A-2 Subdivision: PARKWAY VILLAGE SUBDIVISION MapRef: MB 22 PG 40 Abbreviated Description: Lot:74 Section:A-2 Subdivision:PARKWAY VILLAGE SUBDIVISION Map Ref:MB 22 PG 40								
9	.29Mi.	**2877 KNIGHTWAY RD** **MEMPHIS, TN 38118-2367**	04/08/2025	$41,000	$37	1107	6/3/1	1963	10,716 SF	
		APN: 073-022- - -00035 Document #: 25027573 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 129 Section: A Subdivision: COTTONWOOD PARK SUBDIVISION MapRef: MB 28 PG 41 Abbreviated Description: Lot:129 Section:A Subdivision:COTTONWOOD PARK SUBDIVISION Map Ref:MB 28 PG 41City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
10	.31Mi.	**3107 CHERRY RD**	03/25/2025	$144,400	$121	1192	5/2/1	1959	7,667 SF	

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MEMPHIS, TN 38118-2974
APN: 073-057- - -00011 Document #: 25023413
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 159 Section: C Subdivision: WINCHESTER HEIGHTS SUBDIVISION MapRef: MB 23 PG 10 Abbreviated Description: Lot:159 Section:C
Subdivision:WINCHESTER HEIGHTS SUBDIVISION Map Ref:MB 23 PG 10City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

11	.39Mi.	**3140 SHEFFIELD CV**	01/21/2025	$165,000	$177	930	5/3/1	1959	8,451 SF

MEMPHIS, TN 38118-2959
APN: 073-052- - -00021 Document #: 25005187
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 204 Section: D Subdivision: WINCHESTER HEIGHTS SUBDIVISION MapRef: MB 23 PG 10 Abbreviated Description: Lot:204 Section:D
Subdivision:WINCHESTER HEIGHTS SUBDIVISION Map Ref:MB 23 PG 10

12	.19Mi.	**4418 COTTONWOOD RD**	01/08/2025	$155,000	$120	1289	6/3/1	1965	10,672 SF

MEMPHIS, TN 38118-2352
APN: 073-022- - -00081 Document #: 25001874
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 84 Section: B Subdivision: COTTONWOOD PARK SUBDIVISION MapRef: MB 28 PG 59 Abbreviated Description: Lot:84 Section:B
Subdivision:COTTONWOOD PARK SUBDIVISION Map Ref:MB 28 PG 59City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

13	.32Mi.	**3065 RANDY LN**	01/03/2025	$119,900	$97	1224	6/3/1	1958	7,623 SF

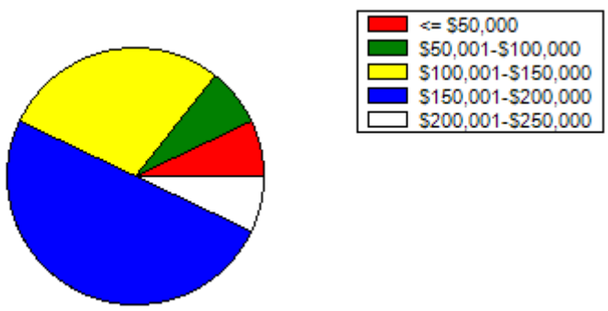
MEMPHIS, TN 38118-2955
APN: 073-053- - -00025 Document #: 25000261
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32S Section: A Subdivision: WINCHESTER HEIGHTS MapRef: MB 22 PG 46 Abbreviated Description: Lot:32S Section:A
Subdivision:WINCHESTER HEIGHTS Map Ref:MB 22 PG 46

14	.13Mi.	**4426 ALMO AVE**	12/20/2024	$164,901	$124	1326	6/3/1	1964	8,799 SF

MEMPHIS, TN 38118-2961
APN: 073-060- - -00017 Document #: 24108239
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 237 Section: B Subdivision: COTTONWOOD PARK SUBDIVISION MapRef: MB 28 PG 59 Abbreviated Description: Lot:237 Section:B
Subdivision:COTTONWOOD PARK SUBDIVISION Map Ref:MB 28 PG 59

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2988 CAPRI RD**	**06/15/2021**	$106,000	$26,500	1,196	6/3/1	1964	8,059 SF	
.01Mi.	**2982 CAPRI RD**	**12/09/2010**	$106,700	$26,675	1,272	6/3/1	1964	8,059 SF	
.01Mi.	**2994 CAPRI RD**	**06/12/1997**	$113,100	$28,275	1,366	6/3/2	1964	8,059 SF	
.02Mi.	**3000 CAPRI RD**	**09/16/2020**	$103,900	$25,975	1,246	6/3/1	1964	8,059 SF	
.02Mi.	**2976 CAPRI RD**	**11/21/2022**	$156,500	$39,125	1,206	6/3/1	1964	8,059 SF	
.03Mi.	**2987 CAPRI RD**	**10/30/2018**	$120,900	$30,225	1,636	6/3/1	1963	8,059 SF	
.04Mi.	**3008 CAPRI RD**	**01/06/2015**	$105,800	$26,450	1,196	6/3/1	1964	8,059 SF	
.04Mi.	**2993 CAPRI RD**	**09/28/2018**	$129,600	$32,400	1,432	6/3/1	1963	8,059 SF	
.04Mi.	**2981 CAPRI RD**	**11/01/2022**	$162,000	$40,500	1,964	8/4/1	1964	8,059 SF	
.04Mi.	**2970 CAPRI RD**	**09/13/2006**	$172,800	$43,200	2,078	6/3/2	1964	8,059 SF	V
.04Mi.	**2999 CAPRI RD**	**05/29/1998**	$97,100	$24,275	1,116	5/3/1	1963	8,059 SF	
.04Mi.	**2975 CAPRI RD**	**10/03/2011**	$136,200	$34,050	1,693	7/3/2	1964	8,059 SF	
.05Mi.	**3014 CAPRI RD**	**07/14/1989**	$119,700	$29,925	1,484	7/3/1	1965	8,059 SF	
.05Mi.	**2964 CAPRI RD**	**06/17/2016**	$95,200	$23,800	1,187	6/3/1	1964	8,059 SF	
.05Mi.	**3007 CAPRI RD**	**07/27/2012**	$127,600	$31,900	1,746	6/3/1	1963	8,059 SF	
.05Mi.	**2969 CAPRI RD**	**09/28/2020**	$103,000	$25,750	1,187	6/3/2	1964	8,059 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	34%

ICE SiteX Report

OrderID: 95137026

Demographics & Income

Median Age:	29.8 years old	Households:	12,718
Median Household Income:	$41,900	Households w/Family:	65%
Household Income Per Capita:	$18,880	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Memphis-Shelby County Schools	Students:	110,780
Number of Schools:	221	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.34Mi.	**American Way Middle School** Number of Students: 713 Student-Teacher Ratio: 16.58	C+	Public	6 - 8
0.48Mi.	**Sheffield High School** Number of Students: 559 Student-Teacher Ratio: 16.2	D+	Public	9 - 12

Flood Report

The Subject Property of **2988 CAPRI RD, MEMPHIS, TN 38118-3146** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	116%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	103%	SIMILAR
OVERALL	109%	SIMILAR

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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